



## Windmill Hill, Enfield

Available

Offers in excess of £500,000 (Leasehold - Share of Freehold)





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**A spacious two double bedroom ground floor apartment on Windmill Hill, offering bright accommodation, a share of the freehold and a long lease, within walking distance of Enfield Chase railway station.**

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A spacious two double bedroom ground floor apartment situated on the sought-after Windmill Hill, within walking distance of Enfield Chase railway station and Enfield Town's wide range of shops, restaurants and amenities. Offering well-proportioned accommodation, the property benefits from a share of the freehold and a long lease.

The apartment is entered via a welcoming inner hallway featuring parquet flooring and useful built-in storage. The lounge is particularly bright and spacious, with three front aspect windows allowing for excellent natural light and providing a comfortable main living area. The kitchen is fitted with a range of eye and base level units along with integrated appliances, creating a practical and well-equipped space.

Both bedrooms are well-sized doubles positioned to the rear of the property, each benefitting from fitted wardrobes. The principal bedroom also features an en-suite shower room, while a separate bathroom serves the rest of the accommodation and includes a panelled bath with shower attachment, wash hand basin and WC.

Windmill Hill is a well-regarded residential location within approximately 0.3 miles of Enfield Chase railway station, offering regular services into central London. Enfield Town is also close by, providing a wide range of shops, cafés, restaurants and leisure facilities, while nearby parks and green spaces add to the area's appeal.

The property is offered with a share of the freehold and a long lease, originally granted for 999 years, with approximately 951 years remaining. The service charge is £3,012 per year and there is no ground rent payable.

Tenure: Share of Freehold

Lease Term: Started in 1978 with a lease of 999 years

Term Remaining: 951 years remaining approx.

Service Charge: £3,012 a year

Ground Rent: NIL

Local Authority: London Borough of Enfield

Council Tax Band: E

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## Inner Hallway

Parquet flooring, coving to ceiling, telephone entry system, storage cupboard housing: fuse box and electric meter, door to lounge, door to kitchen, door to bedroom 1, door to bedroom 2, door to bathroom

## Lounge

Parquet flooring, coving to ceiling, 2x electric radiators, 3x uPVC double glazed window to front aspect, French doors leading to Bedroom 1

## Kitchen

uPVC double glazed window to front aspect, tiled flooring, part tiled walls, eye and base level units, fitted electric oven, fitted electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine

## Bedroom 1

Laminate wood flooring, electric radiator, 2x uPVC double glazed window to rear aspect, fitted wardrobes, cupboard housing water cylinder, further storage cupboard, door to En-suite

## En-Suite

Tile flooring, tiled walls, frosted uPVC double glazed window to rear aspect, walk in shower, cubicle with mains fed shower, low level WC, heated towel rail, wash hand basin with mixer tap and storage under

## Bedroom 2

Laminate wood flooring, 2x uPVC double glazed window to rear aspect, electric radiator, fitted wardrobes

## Bathroom

Tiled flooring, tiled walls, extractor fan, heated towel rail, low level WC, wash hand basin with mixer tap, paneled bath with mixer tap and shower attachment

## Disclaimer

Viewings: In consideration of the current





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owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

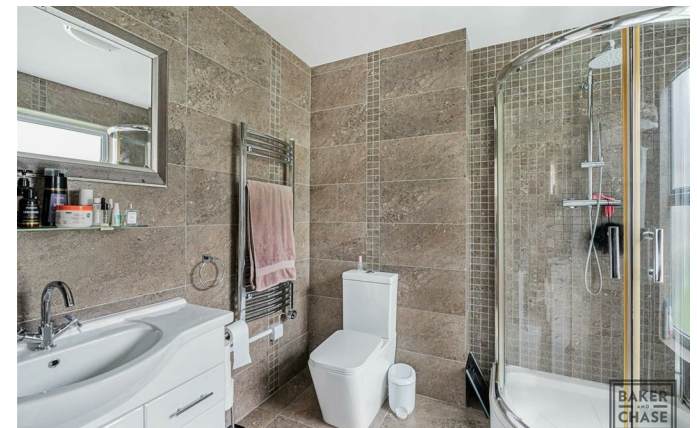
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**Availability:** Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Consumer Protection from Unfair Trading Regulations 2008:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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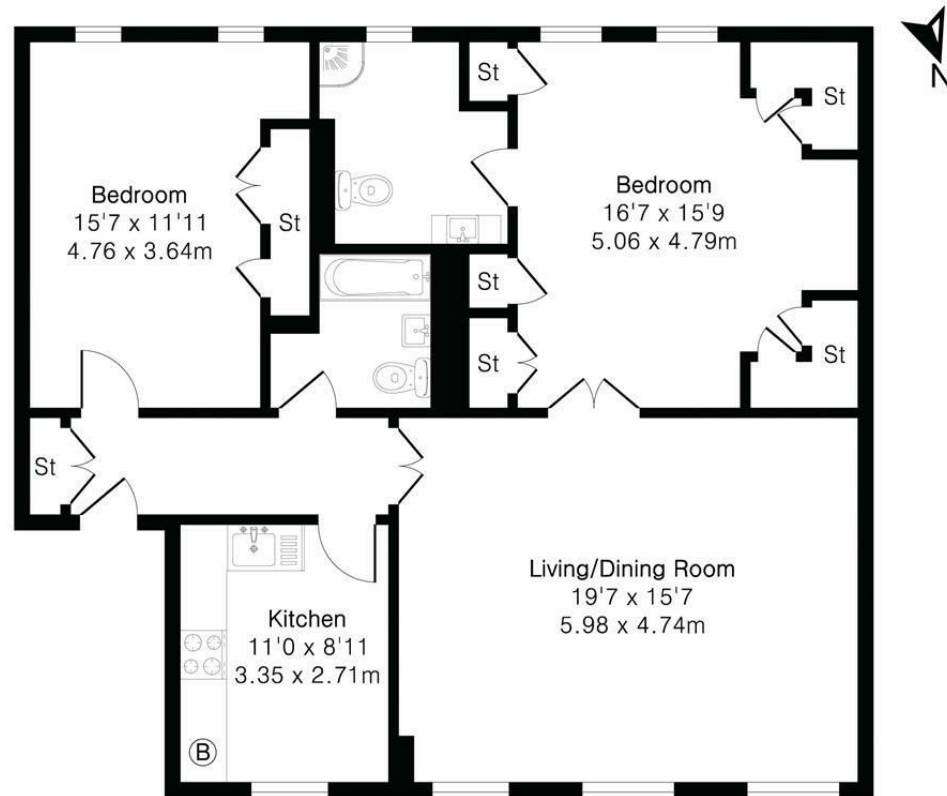
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Approximate Gross Internal Area 1044 sq ft - 97 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

